



**8F Howard Street**  
Millport, KA28 0AY

**Offers over £135,000**





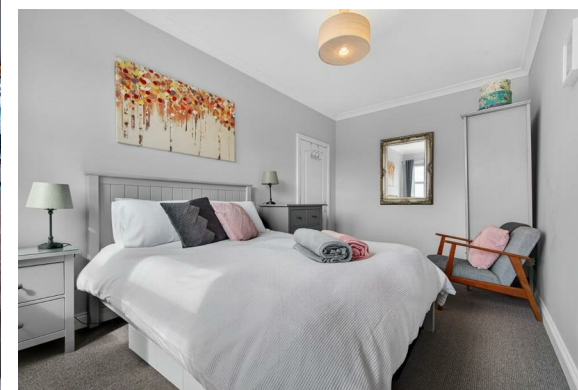
## 8F Howard Street , Millport, KA28 0AY

Second Floor Flat, 8f Howard Street, Millport  
KA28 0AY, Isle of Cumbrae  
Price: Offers over £135,000

Immaculately presented bright, spacious, well maintained second floor flat within a modern (approximately 17 years) Development of 12 comfortable 2 bedroom homes in a quiet street with close and easy access to Millport Town Centre and all amenities. This contemporary second floor flat comprises generous hallway, large "L" shaped open plan lounge/dining/fitted kitchen with appliances, two double bedrooms, bathroom with overhead shower and underfloor heating .and UPVC Double Glazing. Wet Electric Central Heating. Private lockable cellar. Allocated off-street parking. Communal lawns and drying green to the rear with communal cellar. This attractive second floor flat is in excellent condition benefiting from sea views from the rear bedrooms, An added bonus of this second floor flat is ownership of the loft space immediately above. The current owners have completed plans with Building Warrant from North Ayrshire Council to open up and develop further living/bedroom accommodation which has been done in Block 1. The flat and development further benefit from communal satellite and digital TV aerial and satellite link cabling; automatic internal staircase and external courtyard security lighting; individual locked letter boxes within the spacious carpeted entrance hall. This quality property forms an ideal main home, holiday home or buy to let and viewing is highly recommended. EE Rating Band C. Council Tax Band C.

The Isle of Cumbrae has excellent amenities, including Primary School, Golf Course, Bowling Green, the Lady Margaret Cottage Hospital, the attractive Garrison House containing Health Centre, Council Offices, Library. Millport is a 10-minute ferry journey from Largs, and within easy reach of Glasgow and Prestwick airports. There are good train and bus services from Largs, and on Cumbrae an excellent local bus service connects ferry to town.

### Entrance







**Hall**  
11'3 x 5'5 (3.43m x 1.65m)

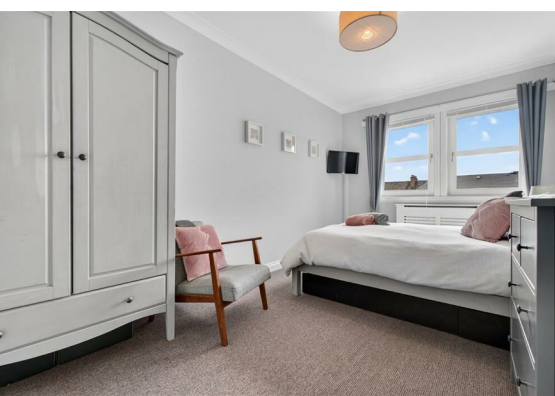
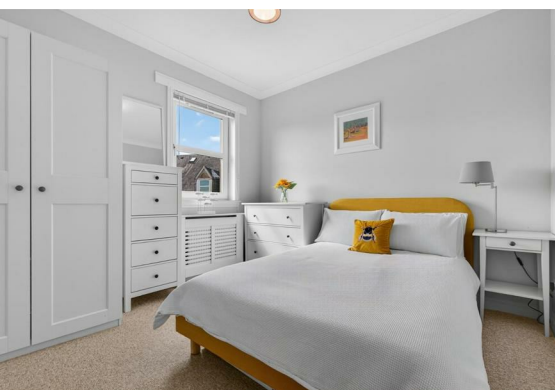
**Lounge/Dining/Kitchen**  
24'5 x 18 (7.44m x 5.49m)

**Bedroom 1**  
10'3" x 10'5" (3.05m'0.91m" x 3.05m'1.52m" )

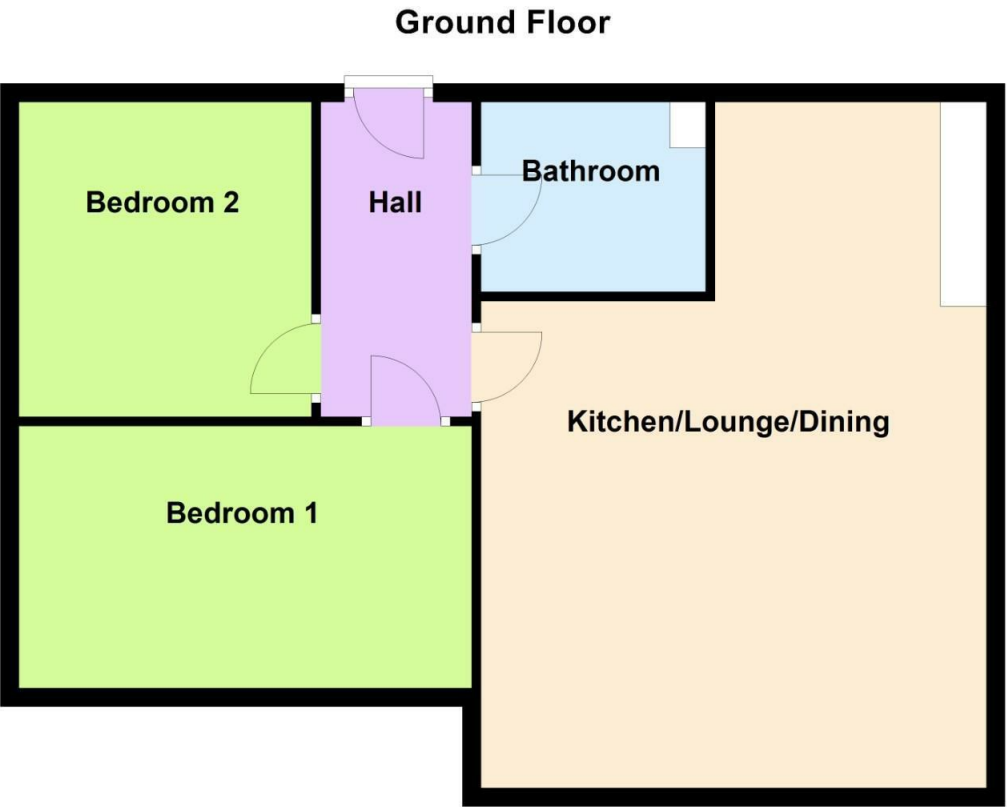
**Bedroom 2**  
15'8" x 9'4" (4.57m'2.44m" x 2.74m'1.22m" )

**Bathroom**  
6'9 x 8 (2.06m x 2.44m)

**Outside areas**



Floor Plan



Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

